

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

other names/site number Homestead Dairy Barns Historic District DHR File#008-5026

2. Location

street & number US Route 220 not for publication N/A
city or town Warm Springs vicinity N/A
state Virginia code VA county Bath County code 017 zip code 24484

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Signature of certifying official	Date
<u>Virginia Department of Historic Resources</u>	
State or Federal Agency or Tribal government	

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting official/Title	Date
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State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

_____ entered in the National Register
See continuation sheet.

_____ determined eligible for the National Register
See continuation sheet.

See continuation sheet.
determined not eligible for the National Register

removed from the National Register

other (explain): _____

Signature of the Keeper

Date of Action _____

5. Classification

Ownership of Property (Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>7</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>7</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>AGRICULTURE/SUBSISTENCE</u>	Sub: <u>Processing</u>
	<u>Animal Facility</u>
	<u>Agricultural Outbuilding</u>
	<u>Storage</u>

Current Functions (Enter categories from instructions)

Cat: <u>VACANT</u>	Sub: _____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials (Enter categories from instructions)

foundation CONCRETE
roof METAL: Tin; ASPHALT
walls STUCCO, CONCRETE, WOOD: Weatherboard; CERAMIC TILE
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

SOCIAL HISTORY

AGRICULTURE

ARCHITECTURE

Period of Significance 1928 – 1956

Significant Dates 1928, 1947

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Virginia Hot Springs Company

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Virginia Department of Historic Resources

10. Geographical Data

Acreage of Property 12.372 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing	Zone Easting Northing	Zone Easting Northing
1	2	3	4
x See continuation sheet.			

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Beth Scripps
organization Frazier Associates date May 1, 2006
street & number 213 N. Augusta Street telephone 540.886-6230
city or town Staunton state VA zip code 24401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Charles Adams, Warm Springs Investment Company
street & number 2814 Main Street telephone 540.839.2899
city or town Hot Springs state VA zip code 24445

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Homestead Dairy Barns
Bath County, Virginia

Section 7 Page 1

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SUMMARY ARCHITECTURAL DESCRIPTION

The Homestead Dairy Barns complex was built by the Virginia Hot Springs Company in 1928 to support the operations of the nearby Homestead resort. The seven contributing buildings of the Homestead Dairy Barns complex display elements of both the Colonial Revival and Craftsman styles in appearance and detail and are arranged in a manner consistent with dairying practices in the second quarter of the twentieth century. The complex is anchored by the Main Barn with its attached tile double silos, from which emanate a Bottling Building, Milking Barn, Calving Barn, and Ham House. The Herdsman's Cottage and Bull Barn are located on the other side of the main farm road. All of the buildings are built on concrete slabs, with exterior surfaces painted white and predominantly clad in stucco. The trim on all of the buildings is painted dark green and, with the exception of the Ham House, all of the buildings' roofs are painted metal shingles.

DETAILED DESCRIPTION

SITE

The Homestead Dairy Barns complex is situated on an elevated twelve-acre site on the east side of Route 220 south of its intersection with Route 39 on the eastern edge of the village of Warm Springs in Bath County. The gently rolling rural site is surrounded by pastureland and punctuated with mature deciduous trees. Gravel farm roads and paved driveways provide vehicular access to the site while an extensive network of covered and uncovered sidewalks connect the farm buildings to one another.

MAIN BARN

The Main Barn is a three-story frame structure built on cement sills and measures eighty feet by thirty-six feet. A stucco-clad frame hyphen connects the Main Barn to a pair of tile silos to the south, while walkways connect the Main Barn to the perpendicularly oriented Milking Barn and Ham House, located off the southwest and southeast corners of the Main Barn, respectively; a Bottling Building to the Main Barn's east; and the Calving Barn, parallel to the Milking Barn, to its west.

This three-bay stuccoed frame structure is capped by a gambrel roof. On the primary elevation, shed dormers flank a gable-roofed projecting dormer under which two pairs of loading doors are located.

On the north elevation of the Main Barn, facing US Route 220, four pairs of barn doors on the ground level are of wood frame construction with stiles and rails that divide them into two panels. The lower panels are filled with diagonally-buttet-boards and the upper panels with eight-light glazing. In three of the four pairs, the upper outer two panes have been replaced with louvered vents. To the east of these doors is another pair of doors that follow the same design except that the upper panel glazing has been replaced with diagonal boards as in the bottom panel. To the west of the paired doors is a single door opening with upper and lower diagonal board panels. The second floor has a centrally located pair of partially glazed barn doors as described above. Equally spaced, symmetrically placed, wood-sash, nine-light, hopper windows flank these doors. The third

Section 7 Page 2

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floor exterior wall surface is covered by the metal-shingle-clad gambrel roof with the exception of a centered gable-roofed projecting wall dormer that contains another pair of partially glazed barn doors capped by a semi-elliptical vent with a wooden keystone at its apex. Flanking this dormer, to its east and west, are shed-roofed dormers, each with a pair of fixed, wooden-sash, nine-light windows.

On the Main Barn’s south elevation, a pair of silos are joined by a glazed tile hyphen and connected to the Main Barn via a framed, stucco-clad hyphen with a pair of hinged barn doors on either elevation that open to the covered walkway. To the east and west of this connection, barn doors as described on the north elevation provide access for livestock and equipment.

These doors are covered by a full-length porch that extends into a covered walkway, connecting the Main Barn to the Bottling Building. The metal-shingled, shed-roofed porch/walkway is clad in vertical board siding on its ends, a beaded-board ceiling, and is supported by squared posts that rest on concrete formed plinth bases, sheltering a concrete walkway.

The east and west elevations vary from one another only on the ground level. The east elevation contains one boarded-up framed opening and one nine-light, fixed, wooden-sash window, while on the west there is a wooden frame single door with nine lights over a panel of diagonal-buttled boards. The second floor of each elevation has three equally spaced, nine-light, fixed, wooden-sash windows; the center window on the west elevation having been boarded up. On the third story, each elevation contains two windows of the same description, symmetrically placed. Semi-elliptical gable vents of the same description as on the north elevation are placed near the roofline on both elevations.

BOTTLING BUILDING

The covered walkway on the south side of the Main Barn has as its eastern terminus a pair of double doors that open into the upper story on the gable end of the Bottling Building. Situated due east and slightly south of the Main Barn, this fifty-six-by-twenty-five-foot rectilinear building is built on a concrete slab with stucco-clad walls and a metal shingle roof. Architectural details include shed-roofed dormers with paired one-over-one, wooden, fixed-sash windows and exposed rafter tails; and a shed-roofed porch that continues the main roofline over the loading dock and is supported with triangular wood braces and the deep overhang of the side-gabled roof. These Craftsman-style details, coupled with the building’s smaller scale and placement at the eastern edge of the complex, work in concert to relate it to the adjacent Herdsman’s Cottage.

This four-bay, residential-scale, stucco-clad structure is capped by a metal-shingle roof punctuated with two shed-roofed dormers on its primary elevation facing US Route 220.

On the north elevation, a poured concrete loading dock extends across the front spanning three of the four bays east to west. Poured concrete steps provide pedestrian access from both ends. A single door with one light over two raised panels is located in the easternmost bay and is not sheltered by the centrally located shed-roofed porch. Under the porch is a pair of one-over-one, double-hung, wooden-sash windows and a pair of six-light-over-three-raised-panel doors to the west. A single, one-over-one, double-hung, wooden-sash window is located in the most western bay and is not sheltered by the porch. Shed-roofed dormers symmetrically placed on the upper story complete this elevation.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Homestead Dairy Barns
Bath County, Virginia

Section 7 Page 3

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On the south elevation there are four one-over-one, double-hung, wooden-sash windows. A poured concrete stair located at the east end provides access to the basement. The gable-end east elevation also fronts on the main farm road and at ground level contains a pair of four-light-over-two-raised-panel doors in the southern bay and a one-over-one, double-hung, wooden-sash window in the northern bay. A single one-over-one, double-hung, wooden-sash window is centrally located on the upper story directly under the roofline.

The west elevation connects via upper-level double doors to the covered sidewalk that extends from the Main Barn and Ham House. On the ground level, cinder block structures used for ancillary storage and accessed only from the building’s interior, provide support for the elevated walkway.

The walls of the first-floor interior are currently clad in white tiles and interior doors are clad in metal in keeping with sanitary concerns prevalent in the dairy industry at the approximate date of construction in the late 1920s. The upstairs rooms were most likely used for storage and are clad in unfinished gypsum board with a narrow closed string staircase connecting to the workspace below.

MILKING BARN

Set perpendicularly to the Main Barn and connected to it by a concrete walkway, the Milking Barn is a long, narrow, rectilinear building measuring approximately one hundred feet by twenty-five feet. The poured concrete slab foundation incorporates curbs that separate stalls and waste troughs from interior walkways. The exterior stuccoed walls rise to meet the end-gabled, metal-shingle roof. The east and west elevation each contain thirteen equally spaced openings for which the hopper windows no longer exist. The gable ends, north and south elevations, have centrally placed openings with tracks at the top from which the paired nine-light-over-single-panel butted barn doors slide across. These doors are missing on the south elevation. On either side of each door opening on each elevation there is a single window opening. Centered above the door opening is a semi-elliptical louvered vent in a cased opening with a carved wood keystone, a motif also found on the Main Barn. The interior of the space is one large open room with walls clad in horizontally mounted, beaded boards above the window sill level with plaster below. Beaded boards also cover the ceiling using a cove transition above the windows that connects to an obtuse pointed arch.

CALVING BARN

Located parallel to the Milking Barn and approximately fifty feet to its west, the Calving Barn is a one-story concrete block building approximately fifty feet by twenty feet. Built on a concrete slab, the building is clad in stucco, painted white. The gable roof is clad in metal shingles. The east elevation of the Calving Barn faces the Milking Barn. Twelve openings alternate a door/window pattern across the length of the façade. Doors are constructed of diagonal-buttressed boards and are of a Dutch door design. Hopper windows are nine-light wooden sash. On the west elevation the doors and windows are of the same description alternating in a pattern of one door/two windows the length of the façade. The north and south elevations echo the design of the gable ends of the Milking Barn with a centered door flanked by single window openings and a louvered vent above the door. Doors on these elevations follow the diagonal-buttressed Dutch door design found on the east and west elevations with the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Homestead Dairy Barns
Bath County, Virginia

Section 7 Page 4

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addition of a fixed four-light inset on the upper portion of each door. On the north elevation, a hay door, constructed of wide, wooden outer stiles with four lights over a vertical-board lower panel replaces the louvered vent.

The interior of the Calving Barn, like the Milking Barn, has plaster-clad walls to the height of the window sills, with the remaining wall surface and flat ceiling clad in horizontally mounted beaded boards. Poured cement curbs and metal rails divide individual stalls. Uniformly spaced metal jack columns reinforce beams that stretch the length of the barn.

HAM HOUSE

Perpendicular to the Main Barn and parallel to the Milking Barn stands the Ham House. Like the Milking Barn, the original structure of the Ham House (also originally a milking barn) is also approximately one-hundred feet long by twenty-five feet wide. Originally designed as an end-gable structure, a shed-roofed cinder block addition was added to the east elevation in the 1960s. Facing the Milking Barn, the west elevation of the Ham House mirrors the east elevation of the Milking Barn. The white painted stuccoed walls have thirteen equally spaced openings, with windows removed and the openings filled in with stucco. Facing the farm lane, the west elevation of the Ham House is a utilitarian design with a central loading dock, access to which was cut into the grade. This elevation consists of a 1960s concrete block addition painted white that replaces the stucco seen on the other elevations. Composition shingles cover the roof in contrast to the metal shingles found on the complex's other buildings. Four single-door openings, one double door and three window openings, lacking any rhythm, provide light and access. At one time, the north and south elevations also mirrored those found on the Milking Barn; however, over time both the window and door openings have been filled in with stucco to match the existing exterior wall cladding. On the north elevation, the covered walkway frames the now filled-in door opening, with a louvered vent above. On the south elevation, green painted wood fills a framed opening beneath the louvered vent and above the filled-in door opening.

The interior of the original structure of the Ham House has been divided into a series of cement-clad rooms with no exterior light source. A hallway runs the length of the building onto which some of the rooms of the 1960s addition open. Other rooms in the addition open only onto the loading dock. Garage doors from the loading dock open onto a large scale built into the floor and provide the main access to the interior hallway. The name Ham House derives from its use as a ham hanging and storage facility in the later years of the dairy's operation.

HERDSMAN'S COTTAGE

The original portion of the Herdsman's Cottage is a three-bay, side-gabled, one-and-one-half-story, Craftsman-style bungalow clad in stucco, painted white and measuring approximately thirty feet by twenty-six feet. The wood trim is painted dark green in keeping with the other structures on the property. Bracketed eaves overhang the east and west elevations. A recent addition uses a one-story, cross-gable hyphen clad in wood siding and oriented perpendicularly to the original house to attach to a board-and-batten clad, one-story, side-gabled structure oriented with the same axis as the original house. Along with the Bull Barn, this cottage is physically separated from the other buildings in the complex by its placement on a steep knoll on the east side of the main farm road and is accessed from that road by poured concrete steps. These buildings are also separated from the rest of the complex by a two-rail farm fence, painted white.

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The north elevation of the Herdsman’s Cottage faces US Route 220. The center bay on this elevation contains the front door sheltered by an entry porch. This single-bay entry porch is comprised of a front gable roof clad in metal shingles supported by squared columns with simple plinth bases and capitals and applied pilasters joined by side railings of squared balusters with simple base and cap rail. The porch is accessed from the front yard by wooden steps with matching balustrade and newel posts. Flanking the entry porch are symmetrically placed three-light-over-one-light, double-hung, wooden-sash windows. This elevation retains its historic appearance. On the west elevation, the original portion of the house contains a pair of three-light-over-one-light windows to the north side with a single window of the same description to the south. On the second story, a pair of windows of the same description is centrally located below a semi-elliptical louvered vent of the same description as found on other buildings in this agricultural complex. The west elevation of the addition includes a covered porch that continues the roofline of the hyphen. This L-shaped porch extends from the south elevation of the original house. A side entrance is flanked by a four-light-over-one-light, double-hung window to the north and a four-light, fixed-sash window to the south. The end gable elevation of the board-and-batten addition contains a stucco-clad central chimney flanked by six-light-over-one-light, double-hung windows. A shed-roofed extension to the rear also contains a six-over-one-light, double-hung window.

On the east elevation of the original portion of the house a pair of three-light-over-one-light, double-hung, wooden-sash windows flank a centrally placed chimney. Single windows of the same description have been added on either side of the chimney at the attic level. This elevation of the hyphen does not contain any openings. On the east gable end of the board-and-batten addition there are two symmetrically placed four-light, fixed-sash windows with a six-light-over-one-light window on the shed-roofed extension.

On the rear, or south, elevation of the original portion of the house there is a cross-gable dormer clad in stucco with a metal shingle roof, Craftsman-style details and a three-light-over-one-light, double-hung, wooden-sash window. A new door with a large one-light glazed opening with three horizontal panels below and one-light sidelights on either side of the door’s glazed opening has been added in the westernmost bay on the first level of the original house. This door replicates the design of the original back door, two bays to its east. A three-light-over-one-light, double-hung, wooden-sash window occupies the bay in between. The first story of this elevation is covered by an L-shaped, shed-roofed porch supported by columns matching those on the front entry porch and continuing on the west elevation of the hyphen. There are no openings on the rear elevation of the addition.

The interior of the 1920s, three-bay, two-pile portion of the Herdsman’s Cottage is divided by a central dogleg stair constructed of pine with rectangular balusters and a square newel post. Narrow pine tongue-and-groove boards cover the floor and plaster walls and ceilings are accented with simple wood baseboards, and window and door trim in keeping with the era of construction. The first floor has a combination living and dining room to the east, to the west a study and kitchen, and a half-bath is located behind the stair. Upstairs five-panel doors, original to the house, connect to bedrooms on either side of the stair hall. A bathroom is located at the south end of the stair hall and incorporates the dormer space.

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Interior construction in the new addition is differentiated from the existing cottage by the use of wider pine floorboards and six-panel doors. Wall finishes are plaster over gypsum board. The hyphen functions as an interior connector to the master bedroom and bath and contains a mudroom and pantry area. There is no second floor in the new addition.

BULL BARN

Measuring approximately twenty-seven by thirty-five feet, the Bull Barn is located to the south and uphill of the Herdsman’s Cottage. Built on a concrete slab foundation, this white stucco-clad frame building with green trim and a metal-shingle roof has been recently renovated as living quarters.

The north elevation faces the rear of the original Herdsman’s Cottage. The two structures are connected visually by a formally planted garden courtyard. On this primary elevation the original eight-bay openings have been left intact; the Dutch barn doors constructed of diagonal-buttressed boards painted dark green match the trim of the fixed-sash nine-light windows. The arrangement of openings features a Dutch door at either end flanked on one side by two windows which in turn are flanked by two more Dutch doors separating the pairs of windows.

On the west elevation, the original barn door opening has been filled in with diagonal-buttressed boards. Centered in this former opening is a pair of wooden, four-light-over-one-raised-panel buttressed doors sheltered by a small, metal-shingle-clad, shed-roofed porch. To either side of the opening, symmetrically placed on the first level are single, nine-light double-hung sash windows. Above the new doors, a four-light-over-one-raised-panel Dutch door is the earlier hayloft opening. The board-and-batten addition contains two six-light, double-hung, wooden sash windows on this elevation.

On the east elevation, fixed nine-light windows flank the original diagonal-buttressed-board Dutch barn door. Above the barn door, a louvered, semi-elliptical vent in keeping with others in the complex provides attic ventilation. The board-and-batten addition contains two six-light, double-hung, wooden sash windows on this elevation.

The rear, or south, elevation has been modified from its original appearance with a shed-roofed addition which covers approximately half of the elevation, the four westernmost bays. This board-and-batten addition has two sets of three six-light, double-hung, wooden-sash windows. The original openings on the eastern part of this elevation repeat the north elevation, with a diagonal-buttressed-board Dutch door at the easternmost end and two nine-light windows to its west.

The interior of the Bull Barn, formerly an open space, has been divided into two bathrooms, a kitchen, living room and two bedrooms with a loft above. All finishes are new and approximate the level and detail of finishes in the new portion of the Herdsman’s Cottage.

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SIGNIFICANCE STATEMENT

The Homestead Dairy Barns complex, located at the eastern edge of the village of Warm Springs in Bath County, Virginia, is locally significant under Criterion A for its social history in its long association with The Homestead resort, within the larger context of the development of the Virginia springs resorts, and in agriculture for its continuous operation beginning with its construction in 1928 until commercial dairying operations ceased in the 1970s.¹ The complex is also architecturally significant under Criterion C as a cohesive, well-preserved complex of early-twentieth-century, architect-designed, white, stucco-clad, frame and concrete block buildings with green trim which has retained a high degree of its original integrity despite modifications necessary to adapt to changing agricultural processes and purposes over time.

Development of the Virginia Springs

The Virginia springs resorts began to establish their place in the region’s history in the late eighteenth century. By this time, roads had been improved to the extent that Tidewater planters and their families could travel in relative comfort and remove themselves from the disease-ridden coastal summers. At the springs, they interacted with the gentlemen farmers of central Virginia, local settlers, and frontiersmen. Later, a social hierarchy would develop that minimized the interaction between these classes.

Although the curative properties of the springs were known to Native Americans before the arrival of European explorers and settlers, it was not until the second quarter of the nineteenth century that a visit to the springs was widely considered as more than a health-inducing event.² From this time until the eve of the Civil War, the springs evolved into a competitive social circuit, each vying for clientele based not only on the particular attributes of each spring resort’s mineral waters; but on food, accommodations, service, amusements and fashionable society.³

As improvements were made to keep up with the competition, earlier modest accommodations were replaced by the development of an idealized built and natural environment, expressed in idioms familiar to the Virginia aristocracy.⁴ Against this romanticized backdrop, a social hierarchy was also established, with six springs becoming the most fashionable and particular times to visit each being most desirable. This springs resorts circuit has been called the most important social landscape in the South on the eve of the Civil War.⁵

After the Civil War, few springs resorts reopened.⁶ Two notable exceptions were The Greenbrier and The Homestead, which received large influxes of capital due to their acquisition by the C&O Railroad syndicate.⁷ As extended networks of railroads made these resorts accessible to a larger audience, the earlier dominance of the planter aristocracy was lessened. The carefully contrived landscapes, crafted to please the planter aristocracy, were further embellished by these northern investors. Nowhere was this more true than at The Homestead.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Homestead Dairy Barns
Bath County, Virginia

Section 8 Page 8

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The Homestead

In 1890, a group of executives of the Chesapeake and Ohio Railroad (C&O Railroad) formed the Southern Improvement Company to purchase 4,700 acres in Bath County.⁸ Included in this purchase was The Homestead, which at that time consisted of a 1846 hotel, cabins, and bathhouse. This parcel was situated halfway between the endpoints of the C&O Railroad, Cincinnati and Norfolk. Between 1891 and 1893, the newly formed management entity, the Virginia Hot Springs Company, completed a branch of the railroad from Covington to Hot Springs, a new hotel was constructed near the station, a powerhouse was built and a six-hole golf course was put into play.⁹ Other modern amenities continued to be added through the close of the century and included a European-style bathhouse, a casino and a dance hall.

The majority of this complex burned in 1901, but was rebuilt and reopened in 1902 as a year-round resort.¹⁰ The Homestead now attracted a clientele that had previously traveled to Europe to “take the waters,”¹¹ and needed a reliable source of high quality food items, produce, and ingredients to prepare the finest cuisine for its guests. Chief among these ingredients were milk and butter. Trains were not predictable and there were no good local sources for many of the staples required by the hotel. The resort’s dairy farm, located on Warm Springs Mountain at the end of the road that crosses the 17th fairway from Valley Road since before the turn-of-the-century, was relocated to the current skeet field¹² early in the twentieth century and expanded as the by-products of the dairy were used to expand agricultural operations into sheep, pig, chicken and cattle raising. Unfortunately, this new location did not provide adequate pasture for the growing herd and this limitation, coupled with USDA bulletins regarding dairy sanitation and herd health published in the early 1920s, necessitated the relocation of The Homestead Dairy to its present location in 1928.¹³

Dairy Farming in Bath County, Virginia

Figures from the 1930 United States Agricultural Census for the State of Virginia clearly substantiate the need for The Homestead to operate a dairy to produce a reliable supply of dairy products to support the culinary requirements of the resort. According to the Census there were only ten dairy farms in Bath County with a total of 446 acres in production.¹⁴ Of the nine farms that reported, a total of 55 cows and heifers “kept mainly for milk” produced only 18,000 gallons of milk and no cream for non-farm consumption.¹⁵ It is likely that the Homestead Dairy was the tenth dairy farm and did not report. Their holdings in dairy cattle at the turn-of-the-century were 100 cows¹⁶ with this number growing to 250 by World War I,¹⁷ and declining to 110 by 1949.¹⁸

The Homestead Dairy Barns Complex

As a modern dairy associated with a “world-class” resort hotel and located near a public right-of-way, the design of this agricultural complex needed to take into account the appropriate sanitation requirements required by state and federal laws, an efficiency of work flow and a pleasing outward appearance. All of this was incorporated into the Colonial Revival campus of farm buildings, interconnected by covered walkways and unified by white stucco exteriors and green trim.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Homestead Dairy Barns
Bath County, Virginia

Section 8 Page 9

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The Main Barn, visible to resort visitors arriving via US Route 220 from Warm Springs, anchors this architect-designed agricultural complex. The clean, organized appearance of the complex served as an introduction to the idealized landscape surrounding The Homestead resort. The dairy complex consists of six agricultural buildings and one residence, skillfully arranged for functionality while presenting an organized appearance to passersby through a cohesive color palette of white with green trim, metal shingle roofs, and the repetition of Colonial Revival and Craftsman details throughout. This vocabulary of details is introduced by the three-story Main Barn with its gambrel roof, shed dormers with exposed rafter ends, semi-elliptical vent with keystone, and small-paned windows. The gable-roofed Milking Barn and Ham House placed west and east of that façade (respectively) at right angles create an inner paddock or courtyard and repeat the vent detail and use of the small-paned windows. A gable-roofed Calving Barn stands parallel to the Milking Barn and to its west and once again repeats the vent and small-paned window details. In keeping with a USDA bulletin published in 1921 which strongly suggested that milk houses be separated from the milking barn, a freestanding building was constructed to the east of the Main Barn for that purpose. This residential-scaled Bottling Building reflects the Craftsman influence through the use of shed dormers, large-paned windows, exposed rafter ends, and a low-pitched roof with widely overhanging eaves. Across the farm road, the Herdsman’s Cottage, with bracketed eaves, and Bull Barn reflect the Craftsman influence with the use of three-over-one light windows and repeat the semi-elliptical vent.

In 1947, trucks began making twice-weekly trips to Washington and Baltimore for meat, seafood and produce, a practice that continued throughout the remainder of the twentieth century. However, the dairy continued in production with a remodeling and expansion of the Milking Barn completed in 1962. The dairy continued in operation, serving The Homestead’s culinary needs, until the 1970s when employee costs and government regulations ceased to make these operations economically viable.

Many of the outbuildings associated with the early history of The Homestead no longer survive. This cohesive complex of dairy buildings and the accompanying piggery, which used the skim milk from the dairy as feed, stand as a testament to the self-sufficiency, needs, and practices of the Virginia Hot Springs Company during the majority of the twentieth century. In a larger context, they contribute to the idealized landscape within which The Homestead resort is set, a continuing legacy of the history of the Virginia springs. A current certified rehabilitation ensures the future of this agricultural complex.

Endnotes

1. Bath County Historical Society. *The Bicentennial History of Bath County, Virginia 1791-1991*, 71.
2. Fishwick, Marshall W. *Springlore in Virginia*, 14.
3. Lewis, Charlene M. Boyer. *Ladies and Gentlemen on Display: Planter Society at the Virginia Springs, 1790-1860*, 45.
4. Ibid., 17.
5. Katen, Brian. "The Mineral Springs of Virginia: Virginia's Lost Healing Landscape," 2.
6. Lewis, Charlene M. Boyer. *Ladies and Gentlemen on Display: Planter Society at the Virginia Springs, 1790-1860*, 210.
7. Fishwick, Marshall W. *Springlore in Virginia*, 139.
8. Bath County Historical Society. *The Bicentennial History of Bath County, Virginia 1791-1991*, 66.
9. Bath County Historical Society. *The Bicentennial History of Bath County, Virginia 1791-1991*, 67.
10. NR nom
11. Bath County Historical Society. *The Bicentennial History of Bath County, Virginia 1791-1991*, 67.
12. Ingalls, Fay. *The Valley Road*, 187
13. Ibid.
14. U. S. Department of Commerce, Bureau of the Census. *Fifteenth Census of the United States: 1930, AGRICULTURE: Volume II, Part 2 – The Southern States, 138-139*.
15. U. S. Department of Commerce, Bureau of the Census. *Fifteenth Census of the United States: 1930, AGRICULTURE: Volume II, Part 2 – The Southern States, 138-139*.
16. Bath County Historical Society. *The Bicentennial History of Bath County, Virginia 1791-1991*, 68.
17. Bath County Historical Society. *The Bicentennial History of Bath County, Virginia 1791-1991*, 68.
18. Ingalls, Fay. *The Valley Road*, 187

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Homestead Dairy Barns
Bath County, Virginia

Section 9 Page 11

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Homestead Dairy Barns
Bath County, Virginia

Section 10 Page 12

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- 1. 17/606700/4211880
- 2. 17/606980/4212020
- 3. 17/606000/4211970
- 4. 17/606970/4211960
- 5. 17/606000/4211550

Verbal Boundary Description

The nominated property consists of two parcels upon which the historically related agricultural buildings described herein are located. They are marked on the accompanying plat as OD-40 and Common Area on Tax parcel 63-C-1-141 and together consist of 12.372 acres. The plat is found in the Bath County Clerk's Office in Warm springs, Virginia.

Boundary Justification

The nominated property contains the dairy barns complex, built in 1928, that is historically associated with the Homestead and served as the resort's dairy operation until the 1970s.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Homestead Dairy Barns
Bath County, Virginia

Section - Page 13

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PHOTOGRAPHS

All photographs are of:

HOMESTEAD DAIRY BARNS

Warm Springs vicinity, Bath County, VA

DHR File: #008-5026

Photographed by: Beth Scripps, 2005

ELECTRONIC IMAGES STORED AT VIRGINIA DEPARTMENT OF HISTORIC RESOURCES,
RICHMOND, VIRGINIA

- Photo 1 of 18. View of Main Barn and Milking Barn, looking east from Rt. 220
- Photo 2 of 18. View of Main Barn and Bottling Building, looking west from Rt. 220
- Photo 3 of 18. View of Main Barn, looking south from Rt. 220
- Photo 4 of 18. View of Interior of Main Barn, 2nd floor, looking west
- Photo 5 of 18. View of Walkway between Main Barn and Bottling Building, looking east
- Photo 6 of 18. View of Interior of Main Barn, 1st floor, looking east
- Photo 7 of 18. View of Silos, looking north
- Photo 8 of 18. View of Bottling Building, looking west
- Photo 9 of 18. View of Calving Barn, looking southeast
- Photo 10 of 18. View of Calving Barn, interior
- Photo 11 of 18. View of Ham House, looking west
- Photo 12 of 18. View of Milking Barn, looking northeast
- Photo 13 of 18. View of Milking Barn interior
- Photo 14 of 18. View of Herdsman's Cottage, looking southeast
- Photo 15 of 18. View of Herdsman's Cottage, looking east
- Photo 16 of 18. View of Bull Barn, looking south
- Photo 17 of 18. View of Bull Barn, looking west
- Photo 18 of 18. View of entire site looking, north